HOUSING MARKET INFORMATION

HOUSING NOW
Regina CMA

CANADA MORTGAGE AND HOUSING CORPORATION

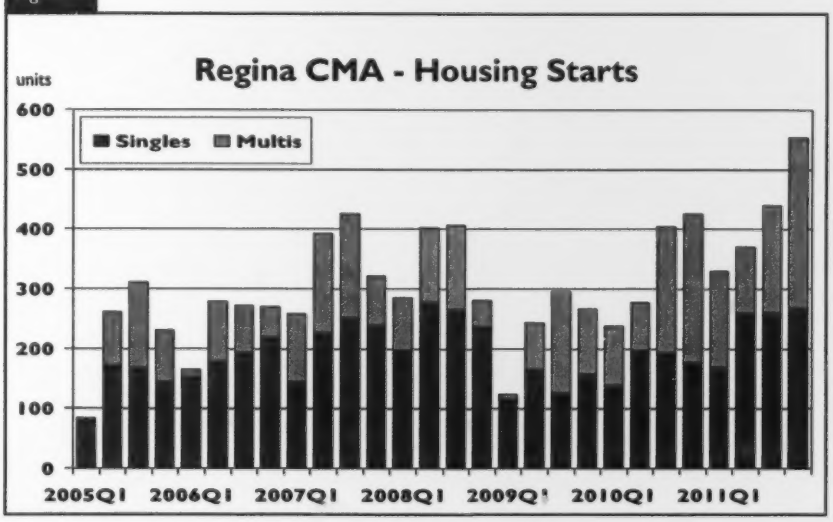
Date Released: First Quarter 2012

New Home Market

Housing starts up 26 per cent in 2011

Housing starts in the Regina Census Metropolitan Area (CMA) totalled 554 units from October to December of 2011, up 30 per cent from the pace set one year earlier. This elevated pace typified new home production throughout the entire year, culminating in a 26 per cent year-over-year increase in total housing starts in 2011. In addition to the notable year-over-year gain, the 1,694 units that began construction in 2011 marked the strongest annual total for Regina's home builders since 1984. Increased production of both single-detached and multiple-family dwellings accounted for the gains as builders responded to heightened demand for housing fuelled by robust job growth, wage gains, and continued population expansion.

Figure 1



Source: CMHC

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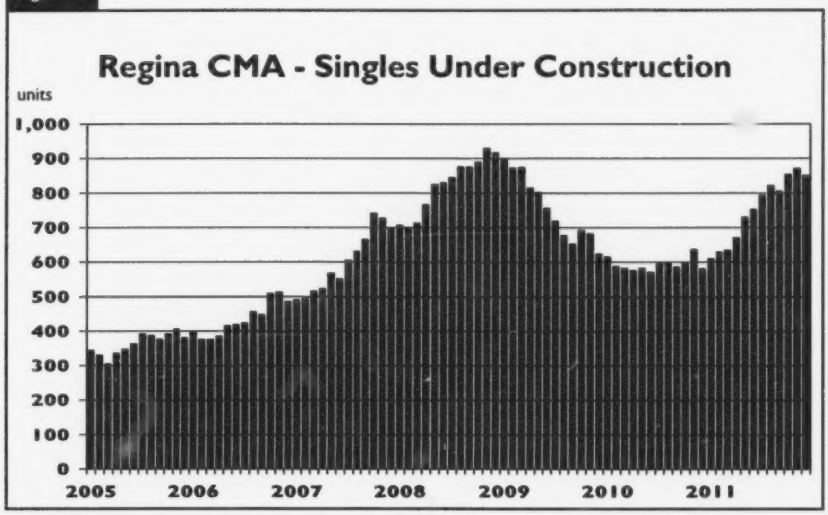
Figure 2



Source: CMHC

Single-detached starts increase 35 per cent in 2011

Regina's builders started 268 single-detached homes in the fourth quarter of 2011, up 51 per cent from 177 units a year prior. In 2011, regional builders began construction of an average 80 single-detached homes each month, a marked improvement over the 54-unit per month average which occurred from 2001 to 2010. Single-detached starts amounted to 958 units in 2011, up 35 per cent from the previous year. This also represents the second highest annual tally of single-detached starts in 25 years.

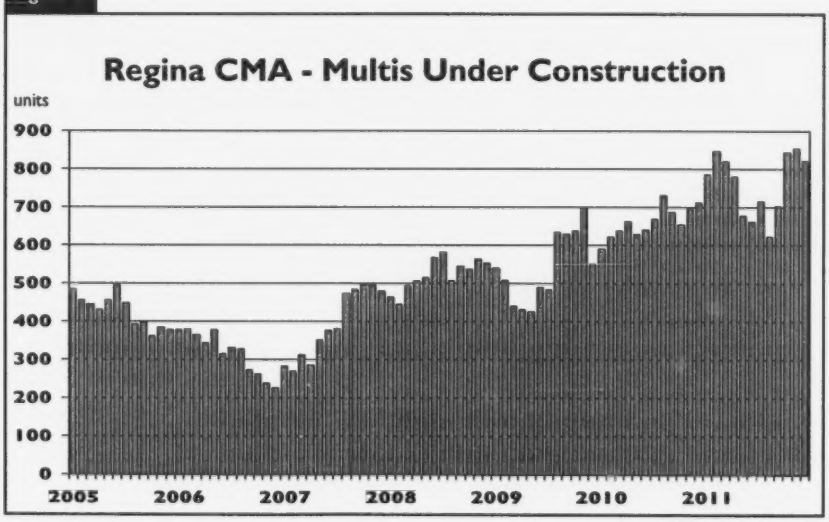
Meanwhile, single-detached completions from October to December amounted to 223 units, an increase of 24 per cent over the fourth quarter of 2010. In spite of the uptick in the closing stages of 2011, year-to-date completions of 687 units trailed 2010's pace by eight per cent. In alignment with the slower pace of completions, single-detached absorptions in 2011 amounted to 653 units, down 13 per cent from the prior year. With completions outpacing absorptions, the inventory of complete and unabsorbed units was up at year-end by 76 per cent year-over-year to 67 units. This, along with the 851 single-detached homes under construction in December 2011, lifted total supply up 48 per cent year-over-year to 918 units.

The average price of a new single-detached home absorbed in the Regina CMA during the fourth quarter was $436,745, down from $454,926 a year prior. The year-over-year reduction in average absorbed price reflects a shift in the sales distribution away from the higher price ranges during the fourth quarter, a reversal from the opening three quarters of 2011. Accordingly, 34 per cent of all single-detached absorptions occurred above $450,000 from October to December, down from 44 per cent during the fourth quarter of 2010. Despite reductions in the latter months of 2011, the annual absorbed price averaged $457,947 in 2011, 4.3 per cent higher than 2010.

Multi-family starts highest since 1982

Multi-family starts, which consist of semi-detached units, rows, and apartments, totalled 286 units from October to December, up 15 per cent from 249 units in the fourth quarter of 2010. This was bolstered by a 182-unit performance in October, the strongest month for multi-family

Figure 3



Source: CMHC

construction since August of 1983. By year end, area builders had started 736 units, up 15 per cent from 639 units in 2010. In addition to the notable year-over-year gain, this also represents the highest volume of multi-family starts since 1982 when the region's builders started 1,335 multi-family homes. This increase was in part fuelled by elevated production of rental units as persistently low rental apartment vacancy rates, along with financial incentives from the public sector, helped spur a rise in rental construction. The 215 semi-detached, rows, and apartment rental starts tallied in 2011 accounted for 29 per cent of all multi-family production.

Multi-unit completions from October to December amounted to 66 units, down from 154 units in the fourth quarter of 2010. Despite the relatively slow end to the year, multi-unit completions of 527 units in 2011 marked a 29 per cent increase from the prior year. Of note, this represents the highest annual tally of completions since 1984 when regional builders completed work on 628 multi-family homes. In alignment with the stronger pace of completions, multi-family absorptions in 2011 increased by 48 per cent year-over-year to 565 units.

With absorptions outpacing completions in 2011, multi-family inventory declined 50 per cent year-over-year to 39 units in December. However, when added to the 822 multi-family homes under construction at the end of 2011, total supply numbered 861 units, up nine per cent from the corresponding period of 2010.

Resale Market

Sales of existing homes rebound in 2011

Following a three per cent reduction in 2010, MLS® residential sales in Regina rebounded in 2011 with the strongest performance in four years. Sales during the final three months of 2011 increased 22 per cent year-over-year, pushing annual resale transactions to 3,899 units, 8.9 per cent higher than in 2010. The 878 sales reported from October through December 2011 represented the strongest fourth-quarter performance on record. Sales toward the end of the year continued to trend upward, pointing to a strong start to 2012.

The number of new listings across the Regina market area increased by 14 per cent year-over-year in the fourth quarter of 2011 to 1,057 units. However, given the comparatively stronger pace of sales, active listings in the fourth quarter continued to trend lower. From October to December, active listings in Regina's resale market averaged 1,091 units, 6.3 per cent lower than the previous year. The sales to active listings ratio (SALR) averaged 27 per cent from October to December, up from 21 per cent one year earlier, and indicative of balanced market conditions. Given the recent pace of sales and the number of active listings, there was 2.8 months of supply in December 2011, down from 3.3 months a year prior.

With heightened sales relative to active listings, resale prices in the fourth quarter continued to increase. Following a 6.5 per cent year-over-year gain in the third quarter of 2011, the average resale price in the fourth quarter recorded a year-over-year gain of seven per cent, reaching $276,949. Buoyed in part by the strong price growth in the fourth quarter, Regina's average MLS® price for the year climbed to $277,473, up 7.5 per cent from the previous year's average of $258,023. This is higher than the 5.7 per cent gain in 2010 and represents the strongest pace of resale price growth in Regina since 2008.

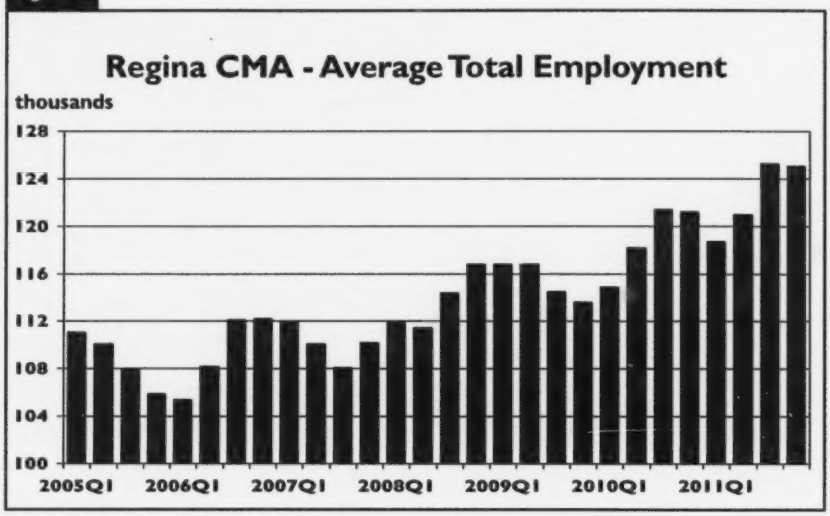
Economy

Employment growth remains strong in 2011

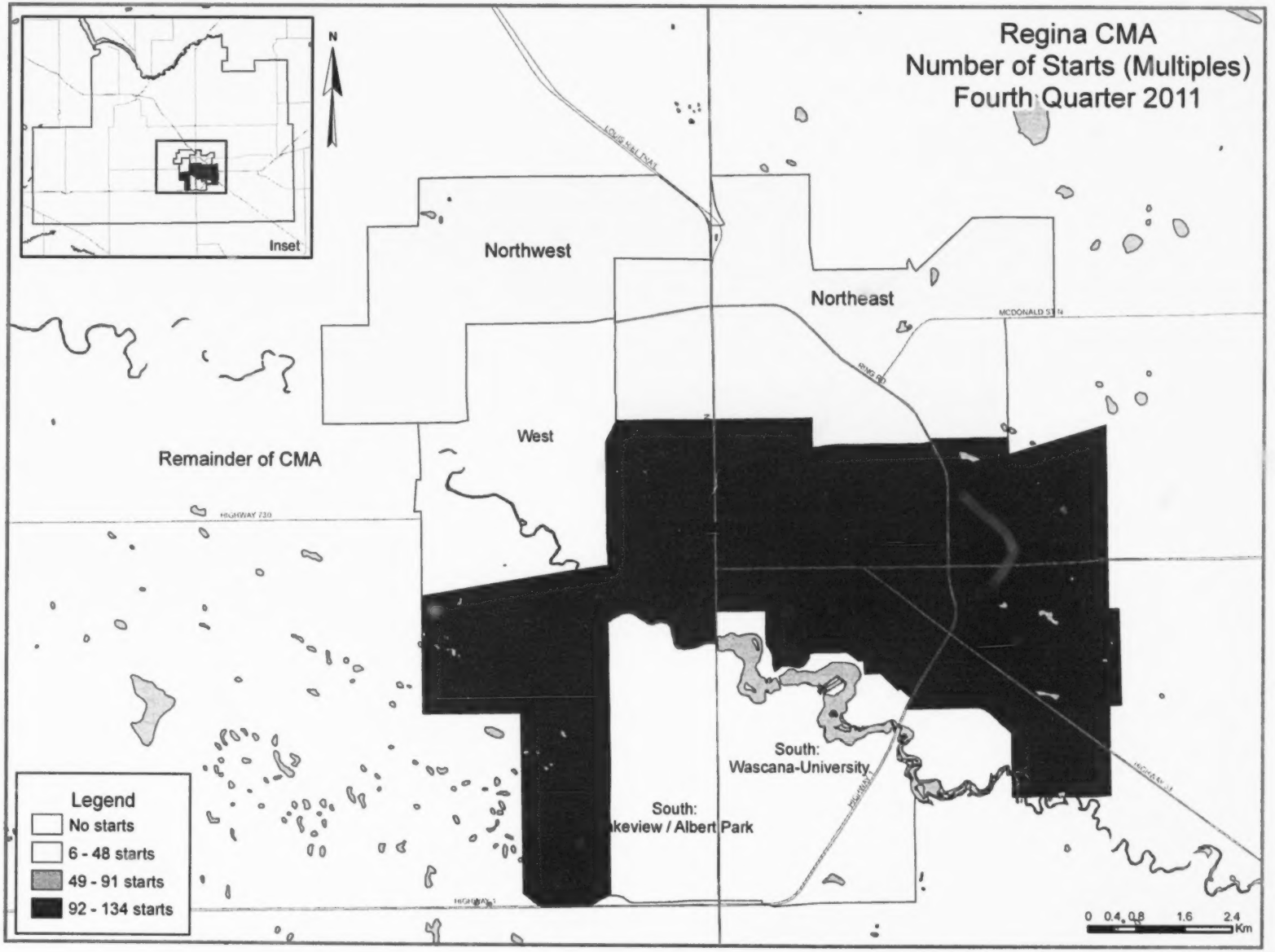
Regina's economy continued to expand in 2011, typified by robust job creation and a declining unemployment rate. Total employment in Regina averaged 122,800 positions in 2011, representing a 3.3 per cent gain or 3,900 new jobs over 2010 levels. Provincially, Regina was among the top performers as employment growth in Saskatchewan was comparatively lower at 0.3 per cent. Fuelling local housing markets, all of the job gains in 2011 were full-time positions as the low unemployment rate resulted in the promotion from part-time to full-time jobs. In the fourth quarter of 2011, the unemployment rate in Regina averaged 3.3 per cent, down from 4.2 per cent in the previous year and among the lowest in Canada. Given the low unemployment rate and full-time job gains, growth in average weekly earnings was relatively strong in 2011. Earnings growth in Regina averaged 6.6 per cent in 2011, up from an average gain of 2.6 per cent in 2010.

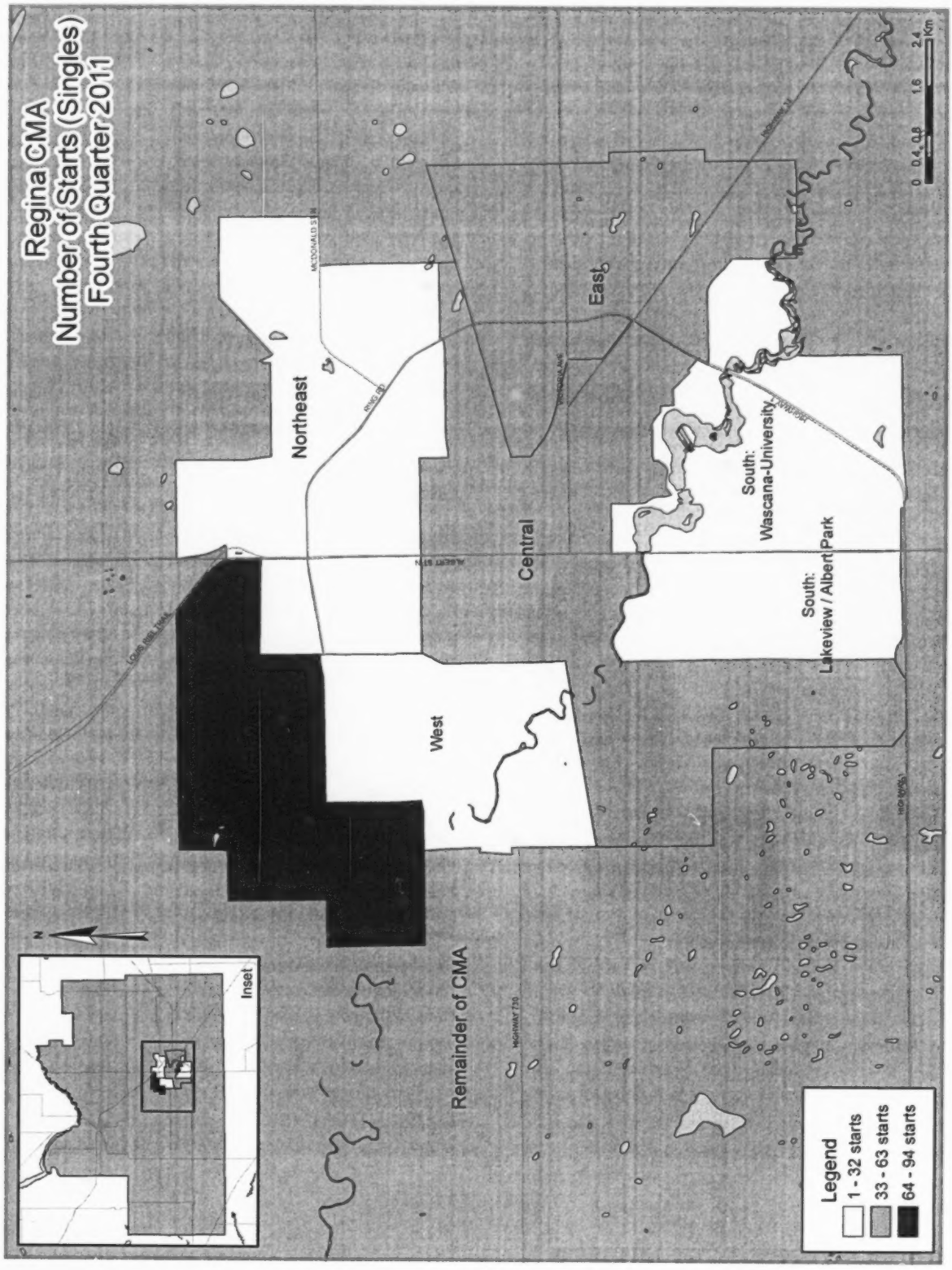
Given steady employment expansion and low unemployment rate, net migration to Saskatchewan continued to improve in the third quarter. Statistics Canada estimates for the third quarter showed that Saskatchewan experienced a net gain of 3,970 people from July to September compared to 2,640 one year earlier. This represents the strongest quarterly performance on record going back to 1981 and helped lift year-to-date net migration to 8,793 people, 12 per cent higher than the previous year. Stronger inflows of international migrants and non-permanent residents helped bolster total net migration through the first nine months of 2011, as interprovincial migration has moderated. To the end of September 2011, interprovincial migration to Saskatchewan declined 20 per cent, largely due to losses in the first quarter of the year. Collectively, international migration and non-permanent residents are on pace for a record high in 2011, increasing 20 per cent after three quarters.

Figure 4

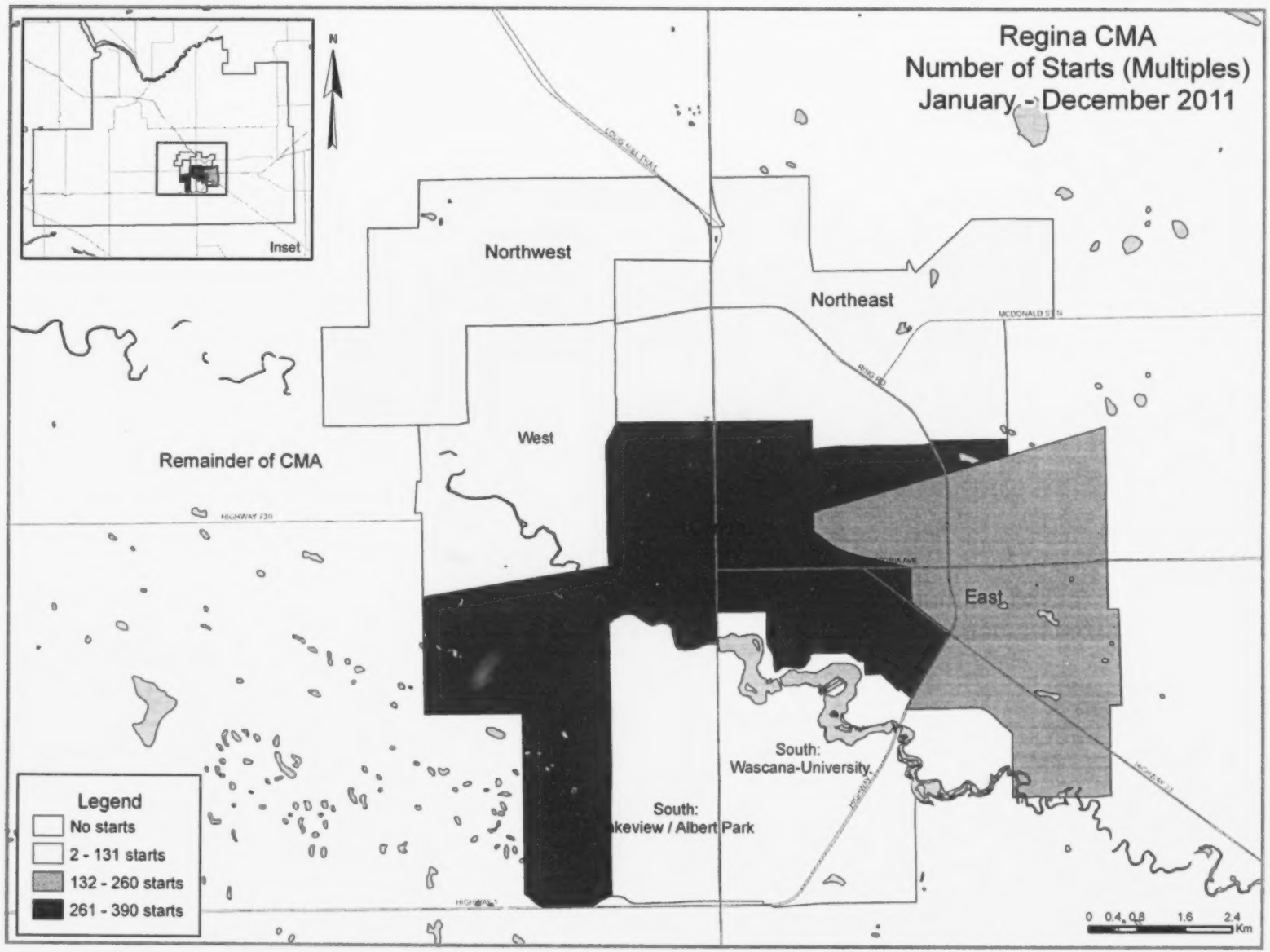


Source: Statistics Canada Regina, SA Employment, All Ages (15+), Total, Both sexes

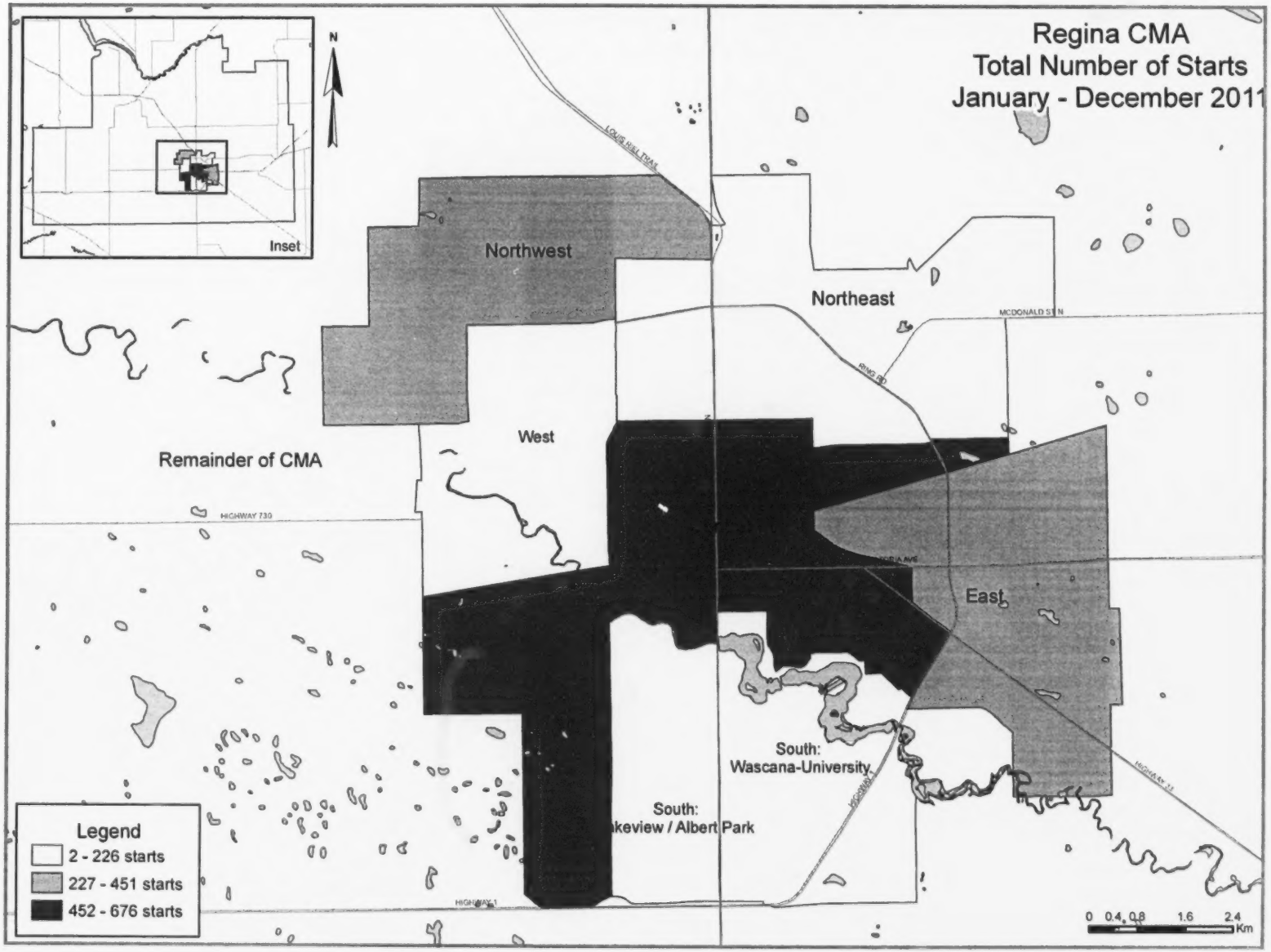

Regina CMA
Number of Starts (Multiples)
Fourth Quarter 2011
Inset
N
Northwest
Northeast
West
Remainder of CMA
South:
Wascana-University
South:
Lakeview / Albert Park
Legend
No starts
6 - 48 starts
49 - 91 starts
92 - 134 starts
0 0.4 0.8 1.6 2.4
Km


Regina CMA
Number of Starts (Singles)
Fourth Quarter 2011
Northeast
East
Central
West
South:
Wascana-University
South:
Lakeview / Albert Park
Remainder of CMA
Inset
N
0 0.4 0.8 1.6 2.4
Km
Legend
1 - 32 starts
33 - 63 starts
64 - 94 starts

Regina CMA
Total Number of Starts
Fourth Quarter 2011
Inset
N
Northeast
West
Remainder of CMA
South:
Wascana-University
South:
Legend
1 - 65 starts
66 - 130 starts
131 - 195 starts
0 0.4 0.8 1.6 2.4
Km


Regina CMA
Number of Starts (Multiples)
January - December 2011
Inset
N
Northwest
Northeast
West
East
Remainder of CMA
South:
Wascana-University
South:
Albert Park
Legend
No starts
2 - 131 starts
132 - 260 starts
261 - 390 starts
0 0.4 0.8 1.6 2.4
Km

Regina CMA
Number of Starts (Singles)
January - December 2011
Inset
N
Northeast
West
East
Remainder of CMA
South:
Wascana-University
South:
Albert Park
Legend
2 - 96 starts
97 - 191 starts
192 - 286 starts
0 0.4 0.8 1.6 2.4
Km


Regina CMA
Total Number of Starts
January - December 2011
Inset
N
Northwest
Northeast
West
East
Remainder of CMA
South:
Wascana-University
South:
Lakeview / Albert Park
LOUIS RIEL TRAIL
MCDONALD ST N
RING RD
HIGHWAY 730
HIGHWAY 11
HIGHWAY 1
Legend
2 - 226 starts
227 - 451 starts
452 - 676 starts
0 0.4 0.8 1.6 2.4
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Regina CMA
Fourth Quarter 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2011	268	22	0	0	14	166	6	78	554
Q4 2010	175	4	0	2	47	38	10	150	426
% Change	53.1	**	n/a	-100.0	-70.2	**	-40.0	-48.0	30.0
Year-to-date 2011	954	38	0	1	134	349	49	169	1,694
Year-to-date 2010	700	8	0	4	141	268	76	150	1,347
% Change	36.3	**	n/a	-75.0	-5.0	30.2	-35.5	12.7	25.8
UNDER CONSTRUCTION									
Q4 2011	838	42	0	2	122	438	67	164	1,673
Q4 2010	579	8	0	2	125	369	61	150	1,294
% Change	44.7	**	n/a	0.0	-2.4	18.7	9.8	9.3	29.3
COMPLETIONS									
Q4 2011	222	0	0	1	14	46	6	0	289
Q4 2010	176	4	0	1	46	55	13	39	334
% Change	26.1	-100.0	n/a	0.0	-69.6	-16.4	-53.8	-100.0	-13.5
Year-to-date 2011	686	4	0	1	104	200	64	155	1,214
Year-to-date 2010	736	10	0	7	129	214	22	39	1,157
% Change	-6.8	-60.0	n/a	-85.7	-19.4	-6.5	190.9	**	4.9
COMPLETED & NOT ABSORBED									
Q4 2011	67	1	0	0	9	29	0	0	106
Q4 2010	37	3	0	1	7	69	0	0	117
% Change	81.1	-66.7	n/a	-100.0	28.6	-58.0	n/a	n/a	-9.4
ABSORBED									
Q4 2011	208	0	0	1	15	56	6	0	286
Q4 2010	174	2	0	0	47	63	13	0	299
% Change	19.5	-100.0	n/a	n/a	-68.1	-11.1	-53.8	n/a	-4.3
Year-to-date 2011	651	6	0	2	102	240	62	155	1,218
Year-to-date 2010	736	6	0	6	116	243	24	0	1,131
% Change	-11.5	0.0	n/a	-66.7	-12.1	-1.2	158.3	n/a	7.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket Fourth Quarter 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q4 2011	61	16	0	0	14	20	6	78	195
Q4 2010	36	2	0	0	15	38	10	150	251
South: Lakeview / Albert Park									
Q4 2011	7	0	0	0	0	0	0	0	7
Q4 2010	2	0	0	0	0	0	0	0	2
South: Wascana-Univerity									
Q4 2011	1	0	0	0	0	0	0	0	1
Q4 2010	0	0	0	0	0	0	0	0	0
East									
Q4 2011	63	0	0	0	0	98	0	0	161
Q4 2010	44	0	0	2	18	0	0	0	64
West									
Q4 2011	2	0	0	0	0	0	0	0	2
Q4 2010	1	0	0	0	14	0	0	0	15
Northeast									
Q4 2011	7	6	0	0	0	0	0	0	13
Q4 2010	15	0	0	0	0	0	0	0	15
Northwest									
Q4 2011	94	0	0	0	0	48	0	0	142
Q4 2010	39	0	0	0	0	0	0	0	39
Remainder of the CMA									
Q4 2011	33	0	0	0	0	0	0	0	33
Q4 2010	38	2	0	0	0	0	0	0	40
Regina CMA									
Q4 2011	268	22	0	0	14	166	6	78	554
Q4 2010	175	4	0	2	47	38	10	150	426

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Central									
Q4 2011	217	30	0	0	99	97	23	164	630
Q4 2010	122	4	0	0	35	127	26	150	464
South: Lakeview / Albert Park									
Q4 2011	12	0	0	0	0	36	0	0	48
Q4 2010	11	0	0	0	0	34	0	0	45
South: Wascana-Univerity									
Q4 2011	2	0	0	0	0	0	0	0	2
Q4 2010	0	0	0	0	12	38	0	0	50
East									
Q4 2011	156	0	0	2	12	241	12	0	423
Q4 2010	115	0	0	2	48	170	0	0	335
West									
Q4 2011	10	0	0	0	11	0	8	0	29
Q4 2010	6	0	0	0	22	0	0	0	28
Northeast									
Q4 2011	21	8	0	0	0	0	24	0	53
Q4 2010	28	0	0	0	0	0	35	0	63
Northwest									
Q4 2011	205	2	0	0	0	64	0	0	271
Q4 2010	114	0	0	0	8	0	0	0	122
Remainder of the CMA									
Q4 2011	215	2	0	0	0	0	0	0	217
Q4 2010	183	4	0	0	0	0	0	0	187
Regina CMA									
Q4 2011	838	42	0	2	122	438	67	164	1,673
Q4 2010	579	8	0	2	125	369	61	150	1,294

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q4 2011	67	0	0	0	0	6	2	0	75
Q4 2010	36	2	0	0	0	20	6	39	103
South: Lakeview / Albert Park									
Q4 2011	2	0	0	0	0	0	0	0	2
Q4 2010	1	0	0	0	0	0	0	0	1
South: Wascana-Univerity									
Q4 2011	0	0	0	0	0	0	0	0	0
Q4 2010	0	0	0	0	7	0	0	0	7
East									
Q4 2011	35	0	0	0	12	0	0	0	47
Q4 2010	39	0	0	0	24	35	0	0	98
West									
Q4 2011	0	0	0	1	2	0	0	0	3
Q4 2010	7	0	0	1	2	0	2	0	12
Northeast									
Q4 2011	12	0	0	0	0	0	4	0	16
Q4 2010	5	0	0	0	0	0	5	0	10
Northwest									
Q4 2011	59	0	0	0	0	40	0	0	99
Q4 2010	43	0	0	0	13	0	0	0	56
Remainder of the CMA									
Q4 2011	47	0	0	0	0	0	0	0	47
Q4 2010	45	2	0	0	0	0	0	0	47
Regina CMA									
Q4 2011	222	0	0	1	14	46	6	0	289
Q4 2010	176	4	0	1	46	55	13	39	334

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Central									
Q4 2011	30	0	0	0	0	1	0	0	31
Q4 2010	12	2	0	0	0	0	0	0	14
South: Lakeview / Albert Park									
Q4 2011	0	0	0	0	0	0	0	0	0
Q4 2010	0	0	0	0	0	0	0	0	0
South: Wascana-Univerity									
Q4 2011	0	0	0	0	0	24	0	0	24
Q4 2010	0	0	0	0	0	0	0	0	0
East									
Q4 2011	21	0	0	0	6	4	0	0	31
Q4 2010	15	0	0	0	4	42	0	0	61
West									
Q4 2011	1	0	0	0	3	0	0	0	4
Q4 2010	0	0	0	1	0	0	0	0	1
Northeast									
Q4 2011	0	0	0	0	0	0	0	0	0
Q4 2010	1	0	0	0	0	0	0	0	1
Northwest									
Q4 2011	13	0	0	0	0	0	0	0	13
Q4 2010	8	0	0	0	3	27	0	0	38
Remainder of the CMA									
Q4 2011	2	1	0	0	0	0	0	0	3
Q4 2010	1	1	0	0	0	0	0	0	2
Regina CMA									
Q4 2011	67	1	0	0	9	29	0	0	106
Q4 2010	37	3	0	1	7	69	0	0	117

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q4 2011	54	0	0	0	5	11	2	0	72
Q4 2010	34	0	0	0	0	20	6	0	60
South: Lakeview / Albert Park									
Q4 2011	2	0	0	0	0	0	0	0	2
Q4 2010	1	0	0	0	0	0	0	0	1
South: Wascana-Univerity									
Q4 2011	0	0	0	0	0	0	0	0	0
Q4 2010	0	0	0	0	7	0	0	0	7
East									
Q4 2011	32	0	0	0	8	1	0	0	41
Q4 2010	39	0	0	0	23	29	0	0	91
West									
Q4 2011	0	0	0	1	2	0	0	0	3
Q4 2010	7	0	0	0	4	0	2	0	13
Northeast									
Q4 2011	13	0	0	0	0	0	4	0	17
Q4 2010	4	0	0	0	0	6	5	0	15
Northwest									
Q4 2011	60	0	0	0	0	44	0	0	104
Q4 2010	45	0	0	0	13	8	0	0	66
Remainder of the CMA									
Q4 2011	47	0	0	0	0	0	0	0	47
Q4 2010	44	2	0	0	0	0	0	0	46
Regina CMA									
Q4 2011	208	0	0	1	15	56	6	0	286
Q4 2010	174	2	0	0	47	63	13	0	299

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Regina CMA
2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	954	38	0	1	134	349	49	169	1,694
% Change	36.3	**	n/a	-75.0	-5.0	30.2	-35.5	12.7	25.8
2010	700	8	0	4	141	268	76	150	1,347
% Change	24.1	-33.3	n/a	-20.0	54.9	42.6	n/a	114.3	44.8
2009	564	12	0	5	91	188	0	70	930
% Change	-41.9	20.0	n/a	-44.4	-2.2	-26.0	n/a	79.5	-32.4
2008	970	10	0	9	93	254	0	39	1,375
% Change	15.1	150.0	n/a	-55.0	-61.9	6.3	-100.0	-17.0	-1.6
2007	843	4	0	20	244	239	1	47	1,398
% Change	16.6	-33.3	n/a	-23.1	9.4	n/a	-83.3	**	41.8
2006	723	6	0	26	223	0	6	2	986
% Change	27.7	-25.0	-100.0	**	15.5	-100.0	0.0	-94.7	11.0
2005	566	8	1	6	193	70	6	38	888
% Change	-4.6	**	n/a	-50.0	-38.9	-74.5	-86.0	**	-28.5
2004	593	2	0	12	316	274	43	2	1,242
% Change	17.2	n/a	-100.0	-20.0	88.1	40.5	**	n/a	39.7
2003	506	0	1	15	168	195	4	0	889
% Change	1.2	-100.0	-75.0	**	**	93.1	33.3	n/a	36.6
2002	500	2	4	4	37	101	3	0	651

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	% Change
Central	61	36	22	12	14	15	98	188	195	251	-22.3
South: Lakeview / Albert Park	7	2	0	0	0	0	0	0	7	2	**
South: Wascana-Univerity	1	0	0	0	0	0	0	0	1	0	n/a
East	63	46	0	0	0	18	98	0	161	64	151.6
West	2	1	0	2	0	12	0	0	2	15	-86.7
Northeast	7	15	6	0	0	0	0	0	13	15	-13.3
Northwest	94	39	0	0	0	0	48	0	142	39	**
Remainder of the CMA	33	38	0	2	0	0	0	0	33	40	-17.5
Regina CMA	268	177	28	16	14	45	244	188	554	426	30.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Central	286	151	42	38	87	35	261	315	676	539	25.4
South: Lakeview / Albert Park	12	7	0	0	0	0	2	34	14	41	-65.9
South: Wascana-Univerity	2	0	0	0	0	4	0	0	2	4	-50.0
East	181	167	0	4	45	60	151	69	377	300	25.7
West	17	15	2	8	0	16	0	0	19	39	-51.3
Northeast	25	37	22	38	20	0	0	0	67	75	-10.7
Northwest	267	172	0	4	0	12	104	0	371	188	97.3
Remainder of the CMA	168	159	0	2	0	0	0	0	168	161	4.3
Regina CMA	958	708	66	94	152	127	518	418	1,694	1,347	25.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010
Central	14	15	0	0	20	38	78	150
South: Lakeview / Albert Park	0	0	0	0	0	0	0	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	0	18	0	0	98	0	0	0
West	0	12	0	0	0	0	0	0
Northeast	0	0	0	0	0	0	0	0
Northwest	0	0	0	0	48	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Regina CMA	14	45	0	0	166	38	78	150

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Central	87	35	0	0	92	165	169	150
South: Lakeview / Albert Park	0	0	0	0	2	34	0	0
South: Wascana-Univerity	0	4	0	0	0	0	0	0
East	45	60	0	0	151	69	0	0
West	0	16	0	0	0	0	0	0
Northeast	0	0	20	0	0	0	0	0
Northwest	0	12	0	0	104	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Regina CMA	132	127	20	0	349	268	169	150

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Fourth Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010
Central	77	38	34	53	84	160	195	251
South: Lakeview / Albert Park	7	2	0	0	0	0	7	2
South: Wascana-Univerity	1	0	0	0	0	0	1	0
East	63	44	98	20	0	0	161	64
West	2	1	0	14	0	0	2	15
Northeast	13	15	0	0	0	0	13	15
Northwest	94	39	48	0	0	0	142	39
Remainder of the CMA	33	40	0	0	0	0	33	40
Regina CMA	290	179	180	87	84	160	554	426

Table 2.5: Starts by Submarket and by Intended Market January - December 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Central	311	157	179	200	186	182	676	539
South: Lakeview / Albert Park	12	7	2	34	0	0	14	41
South: Wascana-Univerity	2	0	0	4	0	0	2	4
East	181	165	196	135	0	0	377	300
West	16	13	3	24	0	2	19	39
Northeast	35	33	0	0	32	42	67	75
Northwest	267	172	104	16	0	0	371	188
Remainder of the CMA	168	161	0	0	0	0	168	161
Regina CMA	992	708	484	413	218	226	1,694	1,347

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	% Change
Central	67	36	2	8	0	0	6	59	75	103	-27.2
South: Lakeview / Albert Park	2	1	0	0	0	0	0	0	2	1	100.0
South: Wascana-Univerity	0	0	0	0	0	7	0	0	0	7	-100.0
East	35	39	0	2	12	22	0	35	47	98	-52.0
West	1	8	2	4	0	0	0	0	3	12	-75.0
Northeast	12	8	4	2	0	0	0	0	16	10	60.0
Northwest	59	43	0	2	0	11	40	0	99	56	76.8
Remainder of the CMA	47	45	0	2	0	0	0	0	47	47	0.0
Regina CMA	223	180	8	20	12	40	46	94	289	334	-13.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Central	190	102	22	16	23	14	277	83	512	215	138.1
South: Lakeview / Albert Park	11	5	0	0	0	0	0	0	11	5	120.0
South: Wascana-Univerity	0	2	0	0	12	7	38	0	50	9	**
East	139	188	2	2	46	38	0	83	187	311	-39.9
West	5	11	2	6	11	12	0	0	18	29	-37.9
Northeast	33	31	44	4	0	0	0	33	77	68	13.2
Northwest	173	233	2	2	6	50	40	54	221	339	-34.8
Remainder of the CMA	136	177	2	4	0	0	0	0	138	181	-23.8
Regina CMA	687	749	74	34	98	121	355	253	1,214	1,157	4.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010
Central	0	0	0	0	6	20	0	39
South: Lakeview / Albert Park	0	0	0	0	0	0	0	0
South: Wascana-Univerity	0	7	0	0	0	0	0	0
East	12	22	0	0	0	35	0	0
West	0	0	0	0	0	0	0	0
Northeast	0	0	0	0	0	0	0	0
Northwest	0	11	0	0	40	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Regina CMA	12	40	0	0	46	55	0	39

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Central	23	14	0	0	122	44	155	39
South: Lakeview / Albert Park	0	0	0	0	0	0	0	0
South: Wascana-Univerity	12	7	0	0	38	0	0	0
East	46	38	0	0	0	83	0	0
West	11	12	0	0	0	0	0	0
Northeast	0	0	0	0	0	33	0	0
Northwest	6	50	0	0	40	54	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Regina CMA	98	121	0	0	200	214	155	39

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Fourth Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010
Central	67	38	6	20	2	45	75	103
South: Lakeview / Albert Park	2	1	0	0	0	0	2	1
South: Wascana-Univerity	0	0	0	7	0	0	0	7
East	35	39	12	59	0	0	47	98
West	0	7	3	3	0	2	3	12
Northeast	12	5	0	0	4	5	16	10
Northwest	59	43	40	13	0	0	99	56
Remainder of the CMA	47	47	0	0	0	0	47	47
Regina CMA	222	180	61	102	6	52	289	334

Table 3.5: Completions by Submarket and by Intended Market
January - December 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Central	190	108	145	58	177	49	512	215
South: Lakeview / Albert Park	11	5	0	0	0	0	11	5
South: Wascana-Univerity	0	2	50	7	0	0	50	9
East	139	182	48	129	0	0	187	311
West	4	10	14	17	0	2	18	29
Northeast	35	25	0	33	42	10	77	68
Northwest	173	233	48	106	0	0	221	339
Remainder of the CMA	138	181	0	0	0	0	138	181
Regina CMA	690	746	305	350	219	61	1,214	1,157

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q4 2011	9	17.3	11	21.2	16	30.8	7	13.5	9	17.3	52	379,436	390,122
Q4 2010	3	11.1	1	3.7	4	14.8	4	14.8	15	55.6	27	486,528	471,106
Year-to-date 2011	21	13.2	21	13.2	33	20.8	30	18.9	54	34.0	159	400,155	438,077
Year-to-date 2010	11	12.8	9	10.5	8	9.3	17	19.8	41	47.7	86	446,798	440,900
South: Lakeview / Albert Park													
Q4 2011	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
Q4 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	1	11.1	0	0.0	2	22.2	6	66.7	9	--	--
Year-to-date 2010	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
South: Wascana-University													
Q4 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q4 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
East													
Q4 2011	1	3.3	3	10.0	7	23.3	4	13.3	15	50.0	30	448,950	492,115
Q4 2010	0	0.0	4	10.5	6	15.8	6	15.8	22	57.9	38	459,850	512,327
Year-to-date 2011	1	0.8	19	14.7	20	15.5	17	13.2	72	55.8	129	459,900	515,424
Year-to-date 2010	1	0.6	28	16.9	31	18.7	27	16.3	79	47.6	166	439,900	499,234
West													
Q4 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Q4 2010	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2011	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2010	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	--	--
Northeast													
Q4 2011	4	36.4	4	36.4	1	9.1	0	0.0	2	18.2	11	309,900	333,050
Q4 2010	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	4	--	--
Year-to-date 2011	10	32.3	7	22.6	9	29.0	1	3.2	4	12.9	31	324,900	348,949
Year-to-date 2010	9	36.0	4	16.0	4	16.0	3	12.0	5	20.0	25	340,000	359,430
Northwest													
Q4 2011	1	1.7	13	22.4	11	19.0	15	25.9	18	31.0	58	405,709	427,488
Q4 2010	0	0.0	6	14.0	12	27.9	7	16.3	18	41.9	43	425,000	438,240
Year-to-date 2011	3	1.9	23	14.5	35	22.0	47	29.6	51	32.1	159	416,217	430,866
Year-to-date 2010	12	5.1	60	25.4	57	24.2	47	19.9	60	25.4	236	385,000	401,221
Remainder of the CMA													
Q4 2011	5	12.5	4	10.0	5	12.5	5	12.5	21	52.5	40	467,060	479,525
Q4 2010	7	24.1	1	3.4	7	24.1	5	17.2	9	31.0	29	398,150	433,552
Year-to-date 2011	15	13.3	9	8.0	20	17.7	20	17.7	49	43.4	113	432,000	462,074
Year-to-date 2010	17	13.3	8	6.3	36	28.1	16	12.5	51	39.8	128	400,000	448,180
Regina CMA													
Q4 2011	20	10.3	37	19.1	40	20.6	31	16.0	66	34.0	194	399,950	436,745
Q4 2010	14	9.7	14	9.7	31	21.4	22	15.2	64	44.1	145	428,637	454,926
Year-to-date 2011	51	8.4	82	13.6	118	19.5	117	19.4	236	39.1	604	417,651	457,947
Year-to-date 2010	54	8.3	110	16.9	137	21.0	111	17.0	240	36.8	652	409,016	438,979

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2011						
Submarket	Q4 2011	Q4 2010	% Change	YTD 2011	YTD 2010	% Change
Central	390,122	471,106	-17.2	438,077	440,900	-0.6
South: Lakeview / Albert Park	--	--	n/a	--	--	n/a
South: Wascana-Univerity	--	--	n/a	--	--	n/a
East	492,115	512,327	-3.9	515,424	499,234	3.2
West	--	--	n/a	--	--	n/a
Northeast	333,050	--	n/a	348,949	359,430	-2.9
Northwest	427,488	438,240	-2.5	430,866	401,221	7.4
Remainder of the CMA	479,525	433,552	10.6	462,074	448,180	3.1
Regina CMA	436,745	454,926	-4.0	457,947	438,979	4.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Regina
Fourth Quarter 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	183	7.6	318	346	495	64.2	240,274	12.5	248,063
	February	267	15.1	321	479	543	59.1	263,753	13.2	261,963
	March	350	26.4	312	701	570	54.7	250,826	1.9	253,890
	April	387	16.9	327	648	510	64.1	256,871	3.6	251,879
	May	363	-6.2	280	689	524	53.4	252,053	-4.3	238,084
	June	340	-12.1	275	791	585	47.0	274,673	12.1	264,871
	July	314	-29.3	270	573	512	52.7	281,836	17.3	271,327
	August	352	-4.6	306	519	495	61.8	253,940	4.3	255,912
	September	308	-10.2	281	473	476	59.0	240,667	-0.6	253,064
	October	274	-8.1	312	390	471	66.2	257,032	4.4	257,515
	November	257	-6.2	289	331	510	56.7	265,590	8.1	277,035
	December	186	-3.1	291	206	456	63.8	251,690	4.2	264,054
2011	January	215	17.5	346	404	581	59.6	260,133	8.3	271,778
	February	239	-10.5	282	466	516	54.7	272,609	3.4	270,157
	March	316	-9.7	296	569	448	66.1	275,431	9.8	264,965
	April	349	-9.8	295	650	518	56.9	269,061	4.7	271,961
	May	401	10.5	300	766	537	55.9	296,838	17.8	280,388
	June	412	21.2	320	677	498	64.3	285,613	4.0	278,332
	July	330	5.1	319	595	526	60.6	272,548	-3.3	258,712
	August	388	10.2	309	557	514	60.1	280,972	10.6	283,981
	September	371	20.5	342	560	551	62.1	272,295	13.1	290,392
	October	342	24.8	362	477	568	63.7	282,313	9.8	284,490
	November	311	21.0	362	344	513	70.6	273,243	2.9	279,929
	December	225	21.0	367	236	529	69.4	273,919	8.8	288,537
	Q4 2010	717	-6.2		927			258,714	5.6	
	Q4 2011	878	22.5		1,057			276,949	7.0	
	YTD 2010	3,581	-3.3		6,146			258,023	5.7	
	YTD 2011	3,899	8.9		6,301			277,473	7.5	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
Fourth Quarter 2011

		Interest Rates			NHPI, Total, Regina CMA 2007=100	CPI, 2002 =100	Regina Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	134.1	117.8	113.9	4.9	69.6	863
	February	604	3.60	5.39	136.7	117.9	114.3	4.7	69.5	849
	March	631	3.60	5.85	136.7	118.1	115.4	4.9	70.3	836
	April	655	3.80	6.25	138.0	118.7	116.6	4.7	70.8	830
	May	639	3.70	5.99	142.7	118.9	117.7	4.7	71.3	834
	June	633	3.60	5.89	142.1	118.9	118.4	4.4	71.4	848
	July	627	3.50	5.79	142.1	118.8	118.9	4.7	71.8	863
	August	604	3.30	5.39	142.1	119.1	120.3	4.9	72.6	874
	September	604	3.30	5.39	142.1	119.2	120.8	4.9	72.9	883
	October	598	3.20	5.29	142.0	120.0	120.9	5.3	73.0	895
	November	607	3.35	5.44	142.1	120.2	120.6	5.2	72.8	899
	December	592	3.35	5.19	142.1	119.7	120.9	4.9	72.6	892
2011	January	592	3.35	5.19	142.1	120.5	121	4.6	72.1	889
	February	607	3.50	5.44	144.7	120.7	119.5	5.0	71.7	896
	March	601	3.50	5.34	145.1	121.8	119.0	5.6	71.8	904
	April	621	3.70	5.69	145.2	121.9	119.4	5.7	72.1	907
	May	616	3.70	5.59	147.6	123.0	120.6	5.4	72.5	905
	June	604	3.50	5.39	147.6	122.1	121.6	5.1	72.7	911
	July	604	3.50	5.39	147.6	122.3	123.1	4.9	73.3	911
	August	604	3.50	5.39	149.3	122.5	124.2	4.5	73.5	915
	September	592	3.50	5.19	149.3	123.6	125.3	4.2	73.8	923
	October	598	3.50	5.29	149.3	123.6	125.4	3.8	73.5	932
	November	598	3.50	5.29	149.7	123.9	125.4	3.6	73.2	943
	December	598	3.50	5.29		123.0	125.1	4.0	73.2	951

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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